



WASHOE COUNTY

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CM/ACM KS
Finance VG
DA _____
Risk Mgt. DE
HR N/A
Comptroller MS

STAFF REPORT

BOARD MEETING DATE: January 12, 2016

DATE: December 22, 2015
TO: Board of County Commissioners
FROM: Michael Gump, Washoe County Surveyor, Engineering & Capital Projects, Community Services Department, 325-2315, mgump@washoecounty.us
THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Approve a Merger and Resubdivision Parcel Map (APNs 008-161-12 through 20, 39, 40 and 008-162-14 through 19, 9, 10), combining parcels owned by Washoe County for the future site of the Washoe County Medical Examiner Facility. (Commission District 3.)

SUMMARY

The Community Services Department (CSD) is requesting approval of a Merger and Resubdivision Parcel Map to combine 33 parcels currently owned by Washoe County for a merger of a portion of lot 12 of block 1, lots 8-24 of block 3 and 1-15 of block 4 of TM 58, lying within the SW ¼ of Section 1, T.19N, R, 19 E, M.D.M. The property, located at 990 East 9th Street, is the future site of the new Washoe County Medical Examiner Facility.

The original parcels created by the Leete Syndicate Addition Subdivision Map being reconfigured through later deeds are now being combined along with that abandoned portion of Morrill Avenue between East Eighth Street and East Ninth Street along with a portion of East Eighth Street. The purpose of this action is to combine the existing parcels into one large parcel for the Medical Examiners Site and a new Cul-De-Sac at the terminus of East Eight Street.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

January 14, 2014, the Board of County Commissioners (Board) approved an agreement for professional consulting services between Washoe County and Lumos and Associates, Inc. to provide project management services for the Washoe County Medical Examiners Facility Project [\$310,030].

On May 13, 2014, the Board approved the Washoe County Capital Improvement Plan for FY2014/19 which included authorization for the design and construction phase of a new Washoe County Medical Examiners Facility.

AGENDA ITEM # 2D6

On July 1, 2014, Washoe County Purchasing approved a preconstruction services contract with Q&D Construction, Inc., for the Washoe County Medical Examiners Facility Project [\$45,698]. On July 8, 2014, the Board approved an agreement for professional consulting services between Washoe County and VanWoert Bigotti Architects to provide architectural design services for the Washoe County Medical Examiners Facility Project [\$766,990].

On July 22, 2014, the Board approved a resolution directing the Clerk to notify the Washoe County Debt Management Commission of the County's proposal to issue its Washoe County, Nevada General Obligation (limited tax) Building Bonds (additional secured by pledged revenues) in the maximum principal amount of \$12,000,000 for the Medical Examiner's building; providing certain details in connection therewith, and providing the effective date hereof.

On December 9, 2014, the Board approved a Resolution of Intent, proposing the issuance of, and authorizing the publication of notices relating to General Obligation (limited tax) Building Bonds (additional secured by pledged revenues) Series 2015 in the maximum principal amount of \$12,000,000 for the purpose of financing the building projects, including the Medical Examiner's building; providing the manner, form, and contents of the notices thereof; providing other matters properly related thereto; and providing the effective date hereof.

On February 24, 2015, the Board approved Amendment No. 1 to the Agreement for Professional Consulting Services between Washoe County and VanWoert Bigotti Architects to include specialty forensic consultant services for the Washoe County Medical Examiner's Facility Project [\$167,835.00].

On February 24, 2015, the Board approved an Agreement for Professional Consulting Services between Washoe County and Poggemeyer Design Group, Inc., to provide project management services for the Washoe County Medical Examiners Facility Project [\$182,990.00].

On December 8, 2015, the Board approved an Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, Inc. to provide Construction Manager At Risk (CMAR) construction services for the Washoe County Medical Examiners Facility Project [\$10,770,482]; and directed the Comptroller's Office to make the appropriate budget adjustments.

BACKGROUND

Washoe County owns and operates the existing Medical Examiners facility located at 10 Kirman Avenue, adjacent to the Renown Medical Center. The single-story building, which has a full basement, also houses the Washoe County Tuberculosis (TB) Clinic. The existing facility was constructed in 1959, commissioned in 1990, renovated in 1992 and expanded in 2003. Over time, the existing facility has become a regional provider to 15 counties in Nevada and several counties in California. In addition to providing medical examiner services, the facility also provides various services including toxicological sampling, testing and reporting for the Washoe County Sheriff's Crime Laboratory. The facility also stores a significant number of various types of samples which require various storage environments.

Understanding the significant operation and maintenance costs of the existing facility, and also its building size and infrastructure deficiencies, Washoe County included planning efforts for a

new Medical Examiner's facility within the 2001 Washoe County Facilities Master Plan. That Master Plan identified the need for a new facility and recommended a project be initiated 2013. Funding for the design and development of the project was approved in the Washoe County 2014/2019 Capital Improvement Plan (CIP). Funding for the construction of the facility was provided through the sale of General Obligation (limited tax) Building Bonds that are additionally secured by pledged revenues.

FISCAL IMPACT

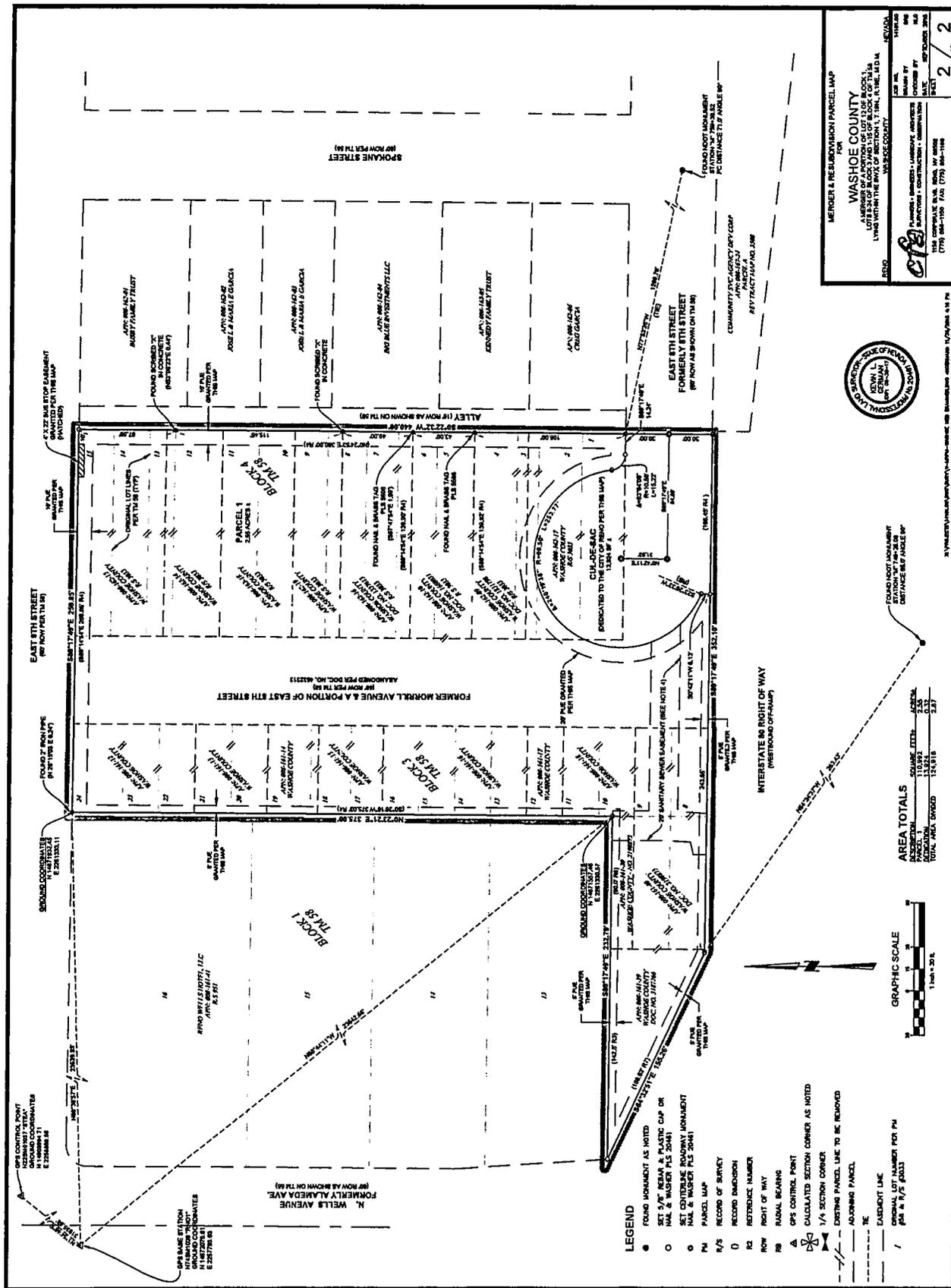
There is no fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Merger and Resubdivision Parcel Map (APNs 008-161-12 through 20, 39, 40 and 008-162-14 through 19, 9, 10), combining parcels owned by Washoe County for the future site of the Washoe County Medical Examiner Facility.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Merger and Resubdivision Parcel Map (APNs 008-161-12 through 20, 39, 40 and 008-162-14 through 19, 9, 10), combining parcels owned by Washoe County for the future site of the Washoe County Medical Examiner Facility.)"



MERDER & RESUBDIVISION PARCEL MAP
 FOR
WASHOE COUNTY
 A SUBDIVISION OF BLOCK 1 AND 1/2 OF BLOCK 2 OF T11S
 R10E W02E AS SHOWN ON THE 1987 PLAT, C.N.C. 101-14
 WASHOE COUNTY, NEVADA
 PREPARED BY
CF&A CIVIL ENGINEERS & ARCHITECTS
 1304 CORNWALL BLVD., SUITE 100
 LAS VEGAS, NEVADA 89102
 (702) 735-1100 FAX (702) 735-1108
 SHEET NO. **2** OF **2**



AREA TOTALS

PARCEL TOTAL	10,892	SQ. FT.
TOTAL AREA DIVIDED	13,811	SQ. FT.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - 1/2" 5/8" IRON OR PLASTIC CAP OR MONUMENT
 - SET CONCRETE MONUMENT MONUMENT
 - MONUMENT (AS NOTED)
 - PM PARCEL MAP
 - 1/8" RECORD OF SURVEY
 - D RECORD DIMENSION
 - R2 REFERENCE NUMBER
 - RIGHT OF WAY
 - RB RADIAL BEARING
 - ▲ OPE CONTROL POINT
 - ⊠ CALCULATED SECTION CORNER AS NOTED
 - ⊠ 1/4 SECTION CORNER
 - EXISTING PARCEL LINE TO BE REMOVED
 - - - ADJOINING PARCEL
 - - - EASEMENT LINE
 - / ORIGINAL LOT NUMBER PER PM
 - 1/2" 5/8" IRON